McGuire AFB/Ft Dix MFH Lessons Learned

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Project Overview

- **Project History**
- **Project Scope**
- **Lessons Learned/Recommendations**
- **Benefits**
- **Conclusion**

Project History

- First AF/Army Initiative
- Original Scope
  - Demolish 232 FCE Units
  - Thin out 190 Units in FCN
  - Construct 422 Replacement Units at Ft Dix
- Changes
  - Scope Change Due to School Impact Aid AF
  - AF Units Stayed in Same School Districts
    - Change included use of trailer park and former housing area
    - Wetlands and AT/FP requirements as a result of change
    - Wetlands Delineation
    - Additional Gate

Project Scope

- **Conveyed Units 2,476**
  - **594 (Ft Dix) And 1,882 (MAFB)**

- **End State Housing Requirement**
  - **Demolish And Replace 754**
  - **Renovations And Conversions 1,200**
  - **Technical Upgrades 457**
  - **HMA Surplus Units* (62)**

2,411

*40 Temporary Lodging Facilities (TLFs) Units Will Remain.

Lessons Learned/Recommendations

- Family Housing Master Plan
- MOAs
  - Higher HQ MOA
  - Installation MOA
- Longer Project Development Schedule
  - Extra Data Collection & Information Sharing
  - Extra Coordination of Issues at All Levels
  - Scheduling Challenges
  - Reaching Agreement on Issues

Lessons Learned/Recommendations (cont)

- Generic RFP Needs Revision for a Joint Project
- Do EBS Early to Have Time to Resolve Environmental Problems

Benefits

- **Economies of Scale**
- **Each Service Brought Different Benefits**
- **Each Service Contributed Different Experiences & Ideas**
- **More Choice for Service Members**

Conclusion

- **Stronger End-Result Together**
- **More Difficult/Longer Together**